
S-4463
TOWER CORNERS MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner Long Tree Ltd., represented by its member, Thomas Long and its surveyor Vester & Associates, is seeking primary approval for a three lot commercial subdivision on 6.95 acres, located at the northeast corner of Creasy Lane and McCarty Lane, in Fairfield 26 (SE) 23-4.

AREA ZONING PATTERNS:

The site is zoned GB, General Business as is the land to the west, southwest and south. Properties to the north, east and southeast are zoned R3.

AREA LAND USE PATTERNS:

Currently on site is a gas station located at the corner of Lot 2, with a commercial strip center parallel to Creasy. Proposed Lots 1 and 3 are unimproved.

TRAFFIC AND TRANSPORTATION:

The required rights-of-way are already in place for both Creasy and McCarty Lane. No additional dedication is needed. A “no vehicular access” statement has been shown along both frontages except where the existing two driveways are located and for 45’ on the southwest corner of Lot 3. If a future driveway is constructed within this 45’, the city will require the closing of the current McCarty Lane access point. A covenant to that effect will be a condition of approval.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

A regulated drain easement has been shown on proposed Lot 3; the city reviews drainage at the building permit stage. City sewer and water serve the existing building on Lot 2; the other two lots can also be served by city utilities.

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct. Lot widths and areas for all lots meet ordinance standards.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

- A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. Except for the approved entrances and 45' to the east of the Lot 2/Lot 3 property line, a "No Vehicular Access" statement shall be platted along both the Creasy Lane and McCarty Lane right-of-way lines.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

5. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.
6. A note to the effect that a future driveway constructed to the east of the existing driveway on McCarty will result in the closure of the existing driveway.